

**Proposed Project:**       **Modernization and Remodel of  
Embassy Suites Bloomington  
2800 American Boulevard West  
Bloomington, MN 55431**

**Development Proposal No. 1** – Exterior color change to existing coating on all walls/elevation as a change to Condition of Approval by City Council on June 18, 1990. (Case 8078A-90)

**Development Proposal No. 2** – Conversion of double-bay “meeting suites” with conference rooms to single-bay guestrooms resulting in the addition of 14 guest room keys; removal of exterior structures and restriping of parking lots to create 15 additional parking spaces; the addition of 14 exterior windows for the new guestrooms together with roofline modifications and other exterior enhancements.

### **Background**

This hotel was recently purchased by Bloomington Hotel Owner, SPE, LLC. In order to maintain the Embassy Suites brand for this hotel, improvements and changes to the property are required by the franchisor. The scope of these brand requirements - and proposed modernization and remodel work will address accessibility, safety and energy management together with exterior and interior aesthetic improvements. There is no building use or occupancy changes proposed and no usable building area will be added.

A summary of the work is as follows:

### **Site**

Provide accessible parking spaces with an accessible path of travel into the hotel, remove unnecessary site structures, seal and restripe parking lot to provide 15 additional parking spaces.

### **Building Exterior**

Change the color of the existing wall coating, replace existing tile mansards with a stucco finished fascia at the upper and lower roofs and porte cochère, remove decorative railings and add new windows on the west elevation relating to the proposed the new guestrooms.

### **Interior Public Areas**

Eliminate most of the ground floor level changes, provide accessible routes to the remaining ground floor levels; provide new accessible public restrooms; relocate and reduce the size of the restaurant/bar area; provide a new guest breakfast buffet; remodel hotel offices and; remove or update themed elements throughout the property including: fountain, planters, canopies and tile finishes in the existing atrium.

## Guestrooms

Provide accessible guestrooms and convert double-bay suites to single-bay guestrooms. This conversion will result in 14 additional guestroom keys and the elimination of 3,937SF of existing meeting room space currently included in the double-bay meeting suites which are being converted to standard guestrooms.

## Project Data

Legal Description:	<b>Parcel A:</b> Lot 1, Block 1, and outlot A, Hometels of America Addition, Hennepin County, Minnesota	
	<b>Parcel B:</b> Lot 1, Block 1, Target Bloomington First Addition, Hennepin County, Minnesota	
Existing Use Zone:	CS-1 (Hotel - no change proposed)	
Building Areas:		
	1st Floor:	42,915 SF
	2nd Floor:	18,475 SF
	3rd - 8th Typical:	22,315 SF per floor
	Building Total:	195,280 SF
Occupancy Classifications:	R-1, A-2, A-3 and B	
Construction Type:	1B	
Existing Guestroom Count:	218 Rooms	
Proposed Guestroom Count:		
	Accessible Rooms:	10
	Others:	222
	Proposed Total Rooms:	
	232 Rooms including 14 additional room keys proposed by converting existing double-bay "Meeting Suites" rooms into standard single-bay guestrooms	
Existing Meeting /Banquet Area:	9,887 SF	
Proposed Meeting/Banquet Area:	5,950 SF	(Net reduction of 3,937 SF)
Existing Restaurant & Bar Seats:	135 Seats	
Proposed Guest Bar Seats:	65 Seats	(Net reduction of 70 seats)

## Shared Parking Plan

This Shared Parking Plan is submitted to satisfy the shared parking requirements of the “Parking Reduction Flexibility Measures” contained in City Code Section 21.301.06(e)(2) (the “Code”).

As outlined below, upon completion, the Proposed Project will provide a total of 384 on-site parking spaces. Without a flexibility determination, per the Code the Proposed Project will require 415 parking spaces. However, the Owner believes that a shared parking plan to allow for 31 spaces less than required by the Code is warranted – as demonstrated and documented below.

Pursuant to the parking requirements of the Code, separate parking calculations are required for (1) hotel guests, (2) restaurant/bar guests and (3) meeting/banquet guests. However, due to the “near airport” location of the property and assumption that hotel guests will be the primary users of the bar and meeting/banquet facilities these calculations should not be required. For this reason, the hotel guests should be considered a “captured audience”, and will move from one area of the hotel to another, eliminating the need for the provision of the full parking requirement in each Code category. The proposed 65 seat restaurant/bar space per the Code requires 26 parking stalls. However, we believe that at least 50% of the restaurant/bar patrons will be hotel guests and, as a result, the additional parking for the restaurant/bar should be reduced by 13 spaces to a total of 13. Similarly, the meeting/banquet space parking requirement per the Code is 133 parking stalls. However, as with the restaurant / bar, most of the users of these spaces (60%) will also be hotel guests, therefore, we believe that the additional parking requirement for this space should be reduced by 80 spaces – to a total of 53. With these “captured audience” adjustments, the 384 parking spaces identified below are sufficient to meet parking requirements.

The hotel occupancy and operating assumptions used for the Shared Parking Plan include:

### Hotel:

1. All public areas throughout the hotel are primarily for the use of hotel room guests.
2. No floor area additions are planned for this project.
3. The conversion of 14 existing meeting rooms currently configured with 12 seat conference tables totaling 3,937 sq ft (approx. 281 sq ft each) to typical guestrooms with separate bedroom and parlor/living room sections. The elimination of these meeting spaces will reduce the total meeting space in the building from 9,887sq. ft. to 5,950sq. ft.
4. A significant portion, perhaps as high as 30%, of our guests do not drive cars to the Hotel. The Hotel provides shuttle service for guests to Airport and Mall of America. No change in this service is contemplated by Owner.

### Banquet / Ballroom:

1. The Banquet / Ballroom will be marketed for use by hotel room occupants –with an average of sixty percent (60%) use by hotel room guests.
2. Occupant load for this room will be posted at a maximum capacity of 15 SF / person.

#### Restaurant / Bar:

1. The Restaurant/Bar is designed primarily for use by in-house Hotel guests. Anticipated use of this space by hotel room guests is expected to exceed fifty percent (50%) of total seats.
2. The Restaurant/Bar will be marketed primarily to prospective and in-house hotel guests.
3. The reconfiguration of the Restaurant/Bar will reduce the seating capacity from 135 seats currently to 65 seats.

#### Atrium:

1. The Atrium is a primarily an extension of the Lobby and circulation spaces found in typical hotel facilities and facilitates the connectivity to the other hotel public spaces.
2. The primary function of the Atrium is to provide seating for the complimentary Breakfast Buffet and Manager's Reception functions, which are provided on a daily basis exclusively to hotel room guests.
3. The Atrium also provides a casual seating area for hotel room guests.
4. Other than during the Manager's Reception and buffet breakfast, Food and Beverage is not served in the Atrium.
5. The Atrium provides spaces for registration and other "pre-function" activities of ballroom and banquet space users.
6. The Atrium is finished with furniture and fixtures which differ significantly from that in the Restaurant/Bar area - and is otherwise unlikely to be construed as an extension of the Restaurant/Bar.
7. Otherwise, the Atrium will function in a manner similar to public spaces in other typical hotels.

#### Conclusion

1. The planned reconfiguration of the hotel will result in a net reduction of 3,937sq. ft. of meeting space and 70 fewer restaurant/bar seats than existing levels. The combined impact of these changes will, based on current Code requirements, reduce the required parking by 92 spaces. This project proposes to actually add 15 spaces.
2. Hotel is not aware of any parking capacity issues attributed to Embassy Suites guests. The Hotel has always operated with sufficient parking and we are confident it will continue to do so after the proposed renovations are completed.

## Parking Requirement Calculations per Code:

Existing Striped Parking on-site:

**369** Total Spaces

## Parking Requirements:

256 Spaces Guestrooms: 232 Guestrooms x 1.1 spaces / room  
133 Spaces Meeting Spaces: 5,950 SF of Meeting space ÷ 15 SF per persons occupant load = 397 persons  
1 space equal to 1/3 of capacity  
26 Spaces Restaurant/Bar: 1 space for each 2.5 restaurant / bar seats (65 seats total)

**Required Parking per Code:**

**415** Total Spaces

**Less:  
Adjustments for  
"Captured Audience"  
use as described  
above**

**Restaurant/Bar:**

(13) spaces

**Meeting space:**

(80) spaces

**322** Adjusted Total Spaces

## Proposed Parking:

376 Standard Spaces  
8 Accessible Spaces  
**384** Total Parking Spaces

(15 additional parking spaces will be provided through a combination of the removal of extraneous site structures and restriping)